



ALDERLEY ROAD
FLIXTON
OFFERS OVER
£400,000

- 4 BEDROOMS
- 2 BATHROOMS
- 2 RECEPTIONS
- EPC GRADE:- TBC

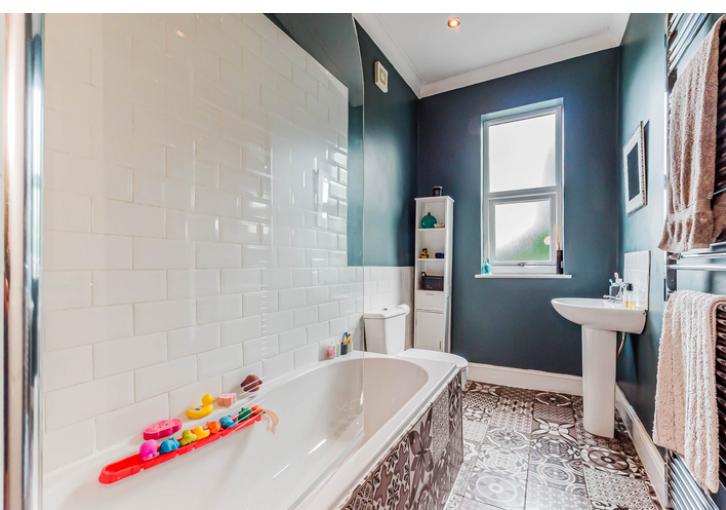
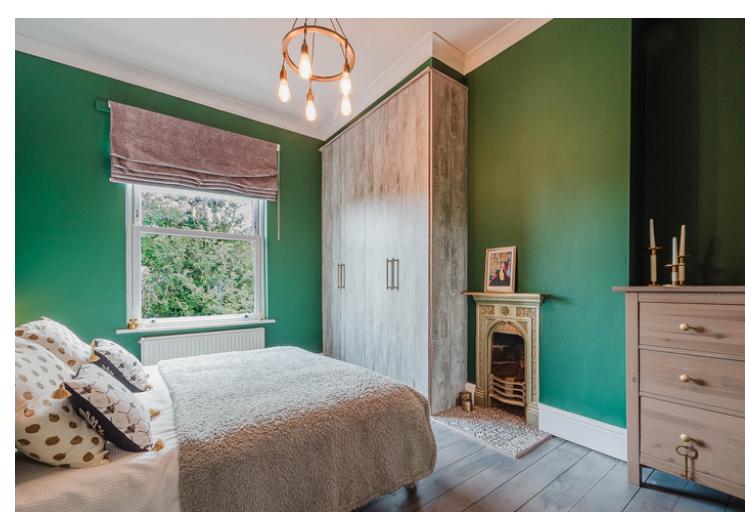
 **VITALSPACE**
INDEPENDENT ESTATE AGENTS



Alderley Road, Flixton, M41 5DW

VIDEO TOUR - **PROFESSIONALLY CONVERTED LOFT ROOM**
- VITALSPACE ESTATE AGENTS are privileged to offer for sale this exceptionally well presented and significantly extended FOUR BEDROOM bay fronted semi detached property situated on the ever popular Alderley Road in Flixton. This attractive period terrace has recently undergone refurbishment to include high specification uPVC double glazing, a new gas central heating system as well as a professionally converted loft and an enviable open plan dining kitchen. In brief, the highly desirable period accommodation comprises; a welcoming entrance hallway, bay fronted living room with an exposed brick chimney, a utility room and a stunning open plan kitchen/dining/sitting space ideal for any modern day family. To the first floor there are three good sized bedrooms and a three piece white family bathroom. Stairs rise from the first floor landing into a professionally converted loft room which provides a large additional double bedroom alongside a contemporary en-suite shower room. Externally, to the front of the property, a gated low maintenance walled garden can be found whilst to the rear, a paved patio provides an excellent space for alfresco dining during those summer months and overlooks allotments beyond. A popular location with easy access into the vibrant centre of Urmston, close to the train station and within minutes drive of major motorway links. Contact VitalSpace Estate Agents to arrange your viewing appointment.







Features

- Four bedrooms
- Semi detached property
- Close to all local amenities
- Professionally converted loft
- Open plan dining kitchen
- Arranged over three floors
- uPVC double glazing
- Not overlooked to the rear
- Excellent family home
- Viewing essential

Frequently Asked Questions

How long have you owned the property for? Since 2017

When was the roof last replaced? 2014

How old is the boiler and when was it last inspected? New Baxi boiler in 2016

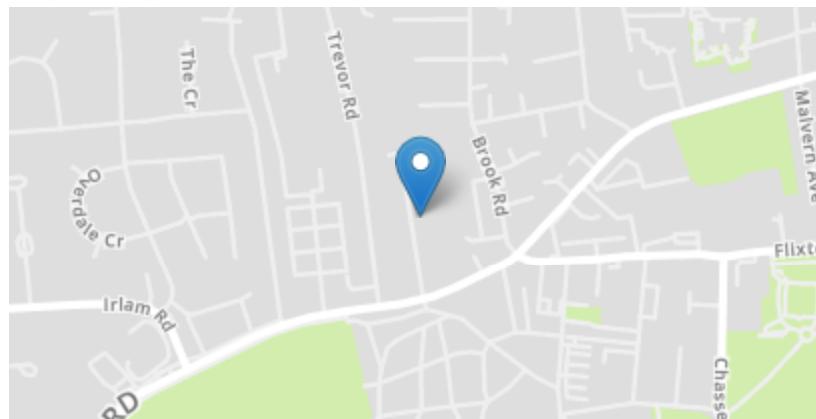
When was the property last rewired? 2014 - pre ownership

Which way does the garden face? East facing

Are there any extensions and if so when were they built? Loft 2014 - Kitchen 2016

Reasons for sale of property? Upsize

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



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